Karl Keith

MONTGOMERY COUNTY AUDITOR

SERVICE > INTEGRITY > INNOVATION

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Historical Recorded Plat Documents

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BK. 38 PG 11 IN D. ~~BK~~ 85, ~~PG~~ 121 WASH. TWP. P.A.M.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIDDEN CREEK SECTION TWO-FIVE

The within subdivision will be subject to the Declaration of Covenants, Conditions, and Restrictions. All of which are recorded in the Deed Records of Montgomery County, Ohio in MF #

TRANSFERRED
1994 SEP -1 PM 1:39

VICKI D. PEGG
RECORDER
94 SEP -2 PM 1:13
MONTGOMERY CO OHIO
RECORDED

See Declaration Doc 94-554 A01

PLAT BOOK 157
PAGE 38

PLAT BOOK 157 PAGE: 38

P.U.D. RECORD PLAN HIDDEN CREEK SECTION THREE

LOCATED IN:
SECTION 29, TOWN 3, RANGE 5 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING 16.253 ACRES
JUNE 30, 1992

0 60 120 180 240
SCALE: 1"=60'
GRAPHIC SCALE IN FEET

BASIS OF BEARINGS IS WATKINS GLEN SECTION TWO, P.B. 104, PG. 24 AND MAY NOT REPRESENT A TRUE MERIDIAN AND ARE USED FOR ANGULAR MEASUREMENT.

WOOLPERT
409 East Monument Avenue
Dayton Ohio 45402-1263
513-461-5660 Fax 513-461-7431

DEDICATION

We the undersigned, being all of the owners and leinholders of the land herein subdivided, do hereby acknowledge the making and signing of this plat to be our voluntary act and deed and do hereby dedicate the streets shown on the within plat to the public use forever.

Easements and public walkways shown on the within plat are for the construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone, or other utility lines or services, and for the express purpose of removing any or all trees or other obstructions to the free use of said utilities and for providing ingress to and egress from the premises for said purposes and are to be maintained as such forever.

Signed and acknowledged in the presence of

OWNER
Normandy Pointe Associates, An Ohio General Partnership

Witness, Connie J. Dalton — Witness, Carolyn Spears — Leonard K. Snell, Managing Partner

Witness, Connie J. Dalton — Witness, Joan H. Childers — Richard J. Rentz, Partner

State of Ohio, County of Montgomery, s.s.

Be it remembered that on this ___ day of _____, 1994, before me, the undersigned, a Notary Public in and for said county and state, personally came Normandy Pointe Associates, an Ohio General Partnership, by Leonard K. Snell, Managing Partner, and Richard J. Rentz, Partner, to me known who acknowledged the signing and execution of the within plat to be their free and voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public in and for State of Ohio
My commission expires: _____

Signed and acknowledged in the presence of

THE FIFTH THIRD BANK "MORTGAGEE"

Witness — Witness — Gregory A. Schroeck, Assistant Vice President

State of Ohio, County of Montgomery, s.s.

Be it remembered that on this ___ day of _____, 1994, before me, the undersigned, a Notary Public in and for said county and state, personally came the Fifth Third Bank, by Gregory A. Schroeck, its Assistant Vice President to me known, who acknowledged that he did sign said instrument on behalf of said bank and that the same is the free and voluntary act of said bank.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public in and for State of Ohio
My commission expires: _____

Date: _____, 1994.

State of Ohio, County of Montgomery, s.s.

Leonard K. Snell being duly sworn says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owners or as leinholders, have united in its execution.

Leonard K. Snell
Managing Partner

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public in and for State of Ohio
My commission expires: _____

9-1-94

CERTIFICATION

The within plat is a subdivision containing 16.253 acres, being all of a 4.391 acre tract conveyed to Normandy Pointe Associates by Deed Microfiche No. **94-44E03** and all of an 11.862 acre tract conveyed to Normandy Pointe Associates by Deed Microfiche No. **94-31C11** as recorded in the Deed Record, of Montgomery County, Ohio.

The measurements are certified correct and iron pins will be set as shown. Curved distances are measured on the arc.

WOOLPERT
By William P. Finke — 7/1/1994
William P. Finke — Date
Ohio Registered Surveyor No. **7144**

STATE OF OHIO — WILLIAM P. FINKE 7144 — PROFESSIONAL SURVEYOR

Approved this 14th day of July, 1994
MONTGOMERY COUNTY PLANNING COMMISSION
Executive Director

Approved for description and ownership
MONTGOMERY COUNTY ENGINEER

EDM — 8/23/94
Checked — Date

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	400.00'	16.89'	16.89'	S 50°36'16" W	02°25'12"
C2	325.00'	196.30'	193.38'	N 66°42'10" E	34°37'00"
C3	31.50'	45.93'	41.97'	S 42°14'30" W	83°32'20"
C4	31.50'	98.96'	63.00'	S 89°31'40" E	180°00'00"
C5	425.00'	36.65'	36.64'	S 51°51'55" W	04°56'30"
C6	300.00'	144.89'	143.48'	S 63°13'48" W	27°40'16"
C7	300.00'	36.37'	36.34'	S 80°32'18" W	06°56'44"
C8	62.50'	29.25'	28.98'	S 70°36'22" W	26°48'36"
C9	62.50'	61.88'	59.38'	S 28°50'12" W	56°43'44"
C10	62.50'	44.33'	43.41'	S 19°50'55" E	40°38'31"
C11	62.50'	47.51'	46.38'	S 61°56'50" E	43°33'19"
C12	62.50'	47.59'	46.45'	N 74°27'34" E	43°37'52"
C13	62.50'	44.86'	43.90'	N 32°04'53" E	41°07'30"
C14	62.50'	12.05'	12.03'	N 05°59'44" E	11°02'48"
C15	15.00'	21.87'	19.98'	S 47°14'30" W	83°32'20"
C16	15.00'	23.46'	21.14'	N 51°10'35" W	89°37'31"
C17	15.00'	23.56'	21.21'	N 38°38'11" E	90°00'00"
C18	15.00'	23.56'	21.21'	S 51°21'49" E	90°00'00"
C19	15.00'	23.66'	21.28'	S 38°49'25" W	90°22'29"
C20	15.00'	23.56'	21.21'	N 50°59'20" W	90°00'00"
C21	56.00'	21.16'	21.04'	S 16°48'58" E	21°39'16"
C22	56.00'	44.38'	43.23'	S 50°20'46" E	45°24'21"
C23	56.00'	45.19'	43.97'	N 83°49'57" E	46°14'13"
C24	56.00'	45.27'	44.04'	N 37°33'28" E	46°18'45"
C25	56.00'	97.30'	85.51'	N 35°22'23" W	99°32'57"
C26	20.36'	28.13'	25.94'	S 45°34'07" E	79°09'31"
C27	15.00'	23.56'	21.21'	S 39°00'40" W	90°00'01"
C28	350.00'	145.22'	144.19'	N 72°07'27" E	23°46'25"
C29	15.00'	21.91'	20.02'	N 77°54'30" W	83°42'30"
C30	15.00'	21.66'	19.82'	N 05°18'17" E	82°43'03"
C31	56.00'	71.41'	66.67'	S 10°08'01" W	73°03'35"
C32	56.00'	51.00'	49.26'	S 52°29'10" E	52°10'48"
C33	56.00'	51.00'	49.26'	N 75°20'01" E	52°10'48"
C34	56.00'	51.00'	49.26'	N 23°09'13" E	52°10'48"
C35	56.00'	32.37'	31.92'	N 19°29'43" W	33°07'03"
C36	15.00'	22.37'	20.35'	S 06°40'12" W	85°26'55"
C37	375.00'	15.84'	15.84'	S 50°36'16" W	02°25'12"
C38	325.00'	25.82'	25.81'	S 51°40'13" W	04°33'05"
C39	325.00'	170.54'	168.59'	S 68°58'43" W	30°03'55"
C40	425.00'	18.70'	18.70'	S 53°04'31" W	02°31'18"
C41	425.00'	17.95'	17.95'	S 50°36'16" W	02°25'12"

Vicinity Map
Scale : 1" = 600'

AREA SUMMARY

TOTAL LOTS	=12.799 Ac.
ROADS	= 3.454 Ac.
TOTAL	=16.253 Ac.

Note: All easements are 5' unless otherwise noted.

LEGEND

10-10516-05 SHEET 1 OF 1

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